

**LAND BOARD AGENDA ITEM**

**September 15th, 2008**

**SET MINIMUM BID FOR LAND BANKING PARCEL #35  
BIG HORN COUNTY**

**Seller:** State of Montana, Department of Natural Resources and Conservation

**Nominator:** Lessee, Fly Creek Angus Inc

**Location:** This property is located approximately 30 miles east of Billings, south of Pompeys Pillar.

**Property Characteristics:** This tract is grassland used for livestock grazing. It is considered below average in productivity and producing below average revenue per acre.

**Access:** This parcel does not have legal public access.

**Agency Recommendation:**

Based on appraised values, the Director recommends the minimum bid amount as follows:

<b>Sale #</b>	<b># of Acres</b>	<b>Appraised Value Without Access</b>	<b>Appraised Value With Access</b>	<b>Recommended Minimum Bid</b>	<b>Trust</b>
35	640	\$153,600	\$256,000	\$256,000	Common School